

WRM Commercial @ County Line Road

4210 County Line Road Lakeland, FL 33811

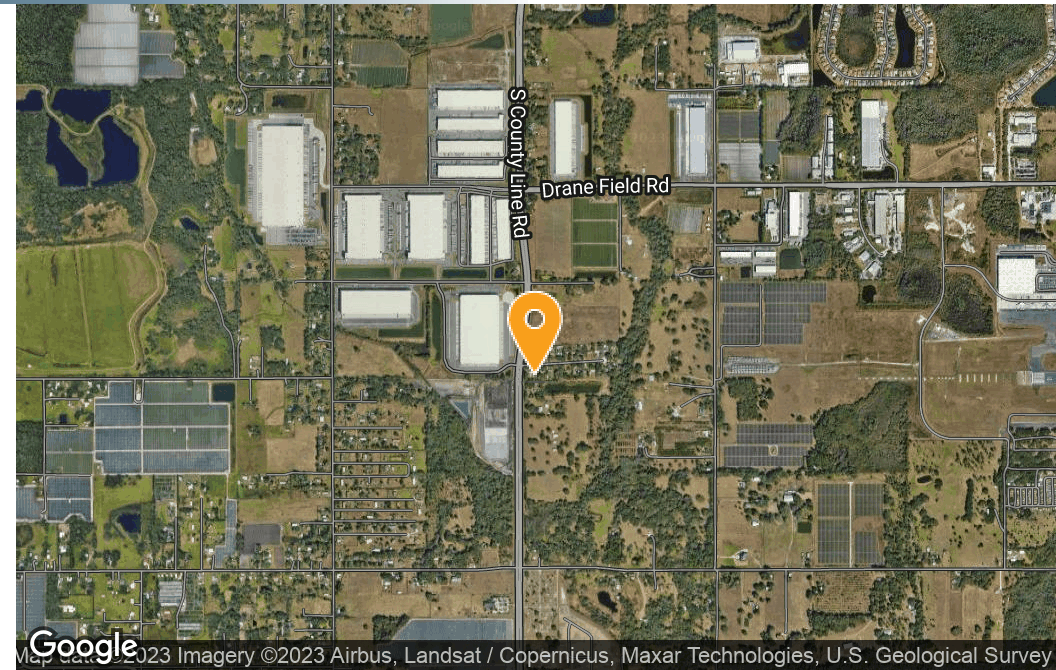
LAND FOR SALE

PRESENTED BY

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Offering Summary

Sale Price:	\$1,250,000
Available SF:	
Lot Size:	8.01 Acres
Price / Acre:	\$156,055
Zoning:	BPC

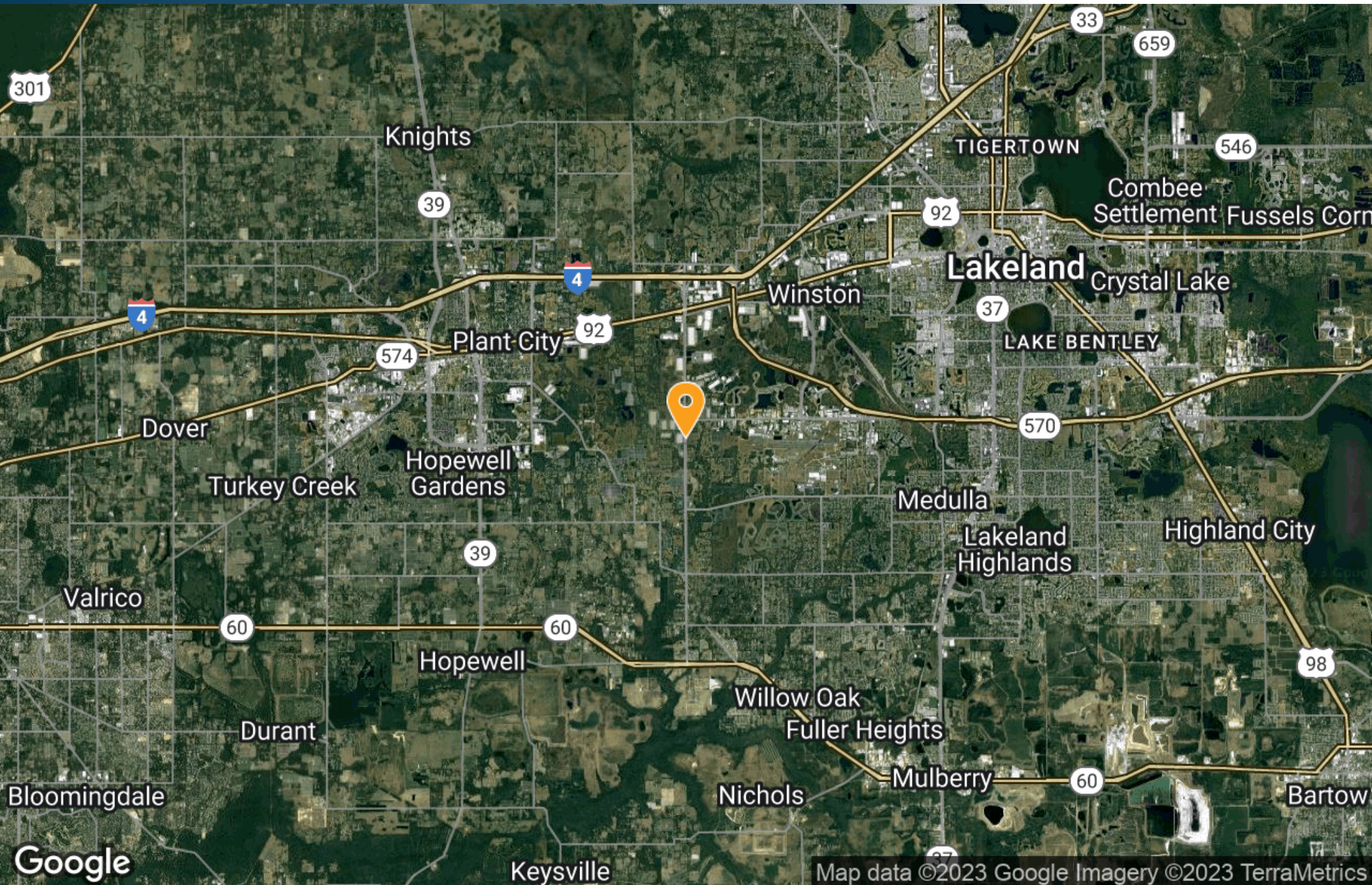
Property Overview

8 gross acres with a +/- 3 acre former barrow pit that currently has an Agricultural/Rural Residential (A/RR) land use in a Rural Growth Area of unincorporated Polk County. The County will allow only Commercial/Industrial development in this area due to the future addition of a second parallel runway that is slated to be built south of the current 09/27 runway. No residential development will be considered. The site has BPC Future Land use in place.

Property Highlights

- The Property has BPC Future Land Use in Place.
- This property is intended to be part of an assemblage with a minimum of 27.5 gross acres with the possible potential to be up to 39.5 gross acres. Combined upland of the 6 parcels on the west side of Hamilton Branch of 34+/- acres less 3 acres for the barrow pit that most likely can be used for wet detention.
- A 10" Water Main has recently been installed along County Line Road along the subject property's frontage.

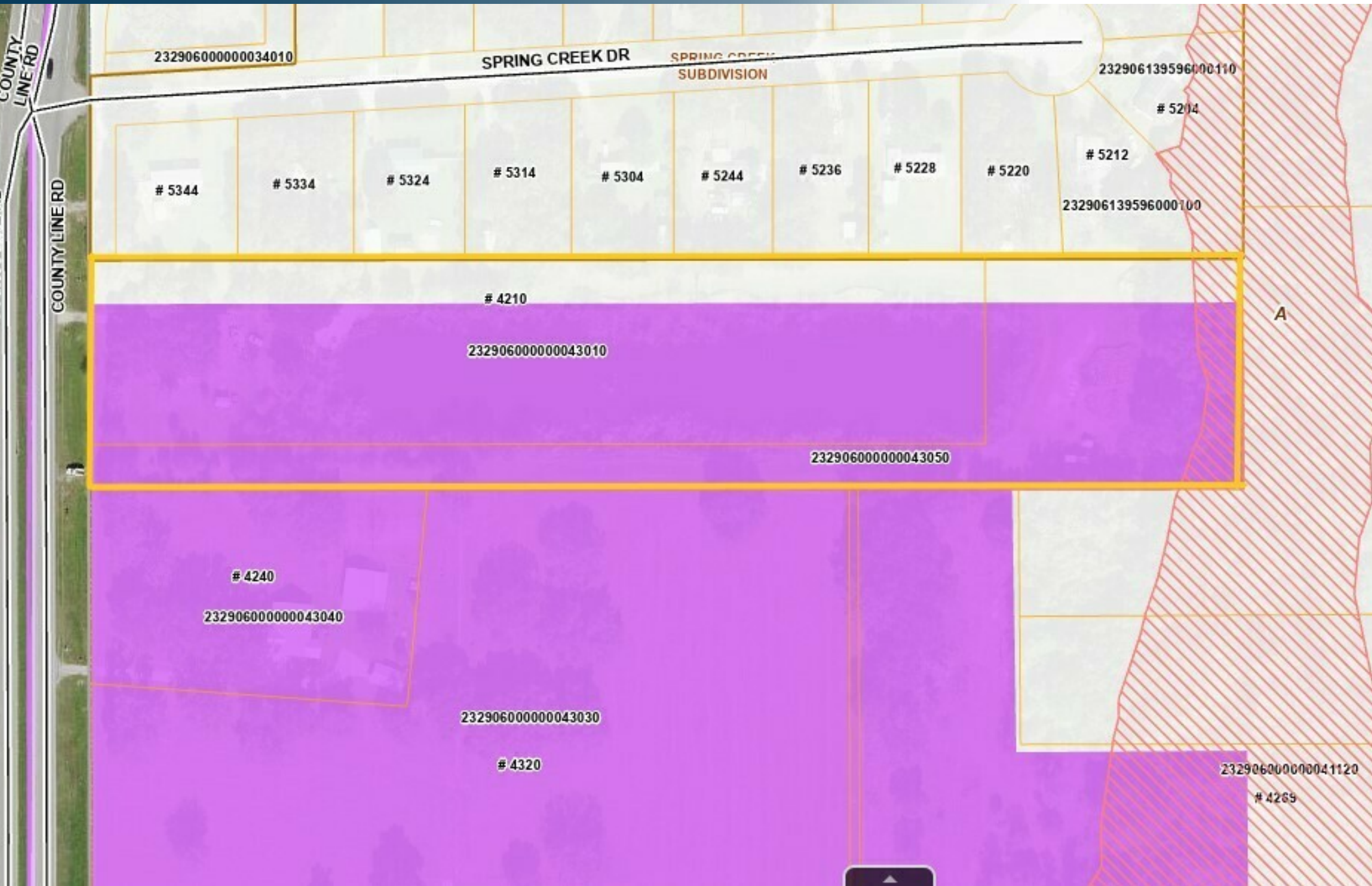




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Polk County, Florida (FL105)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Smyrna and Myakka fine sands	1.9	23.3%
20	Fort Meade sand, 0 to 5 percent slopes	5.3	63.2%
37	Placid fine sand, frequently flooded	1.1	13.5%
Totals for Area of Interest		8.3	100.0%







Population	1 Mile	5 Miles	10 Miles
Total Population	1,588	50,847	262,195
Average Age	34.7	35.9	37.4
Average Age (Male)	34.2	34.7	36.0
Average Age (Female)	35.8	37.4	38.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	551	17,970	97,325
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$59,470	\$63,838	\$61,721
Average House Value	\$196,234	\$204,167	\$188,956

* Demographic data derived from 2020 ACS - US Census

